

QUITCLAIM DEED
(Without Covenant)

NO TRANSFER
TAX PAID

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025048

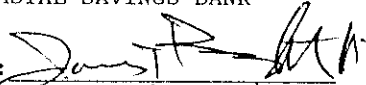
KNOW ALL MEN BY THESE PRESENTS, that **COASTAL SAVINGS BANK**, as foreclosing Mortgagee pursuant to a Judgment of Foreclosure and Order of Sale entered by Superior Court for the State of Maine, Kennebec County, in the Civil Action entitled Coastal Savings Bank v. Richard J. Carey, et al., Docket #CV-91-263, FOR CONSIDERATION PAID, hereby grants to **CSC**, a Maine corporation whose mailing address is P.O. Box 8550, Portland, Maine, 04112, all of its right, title and interest, Without Covenant, in and to certain real estate, together with any improvements thereon, located on College Avenue, Waterville, Kennebec County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Coastal Savings Bank has caused this instrument to be executed by James T. Dougherty, Jr., a Vice President thereunto duly authorized as of this 26th day of August, 1994.


Witness

COASTAL SAVINGS BANK

By: 
James T. Dougherty, Jr., its
Vice President
thereunto duly authorized

State of Maine
Cumberland County, ss.

August 26, 1994

Personally appeared the above-named James T. Dougherty, Jr., and acknowledged the foregoing instrument to be his free act and deed in said capacity on behalf of said corporation.

Before me,

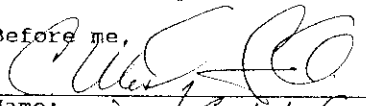

Name: C. Wesley Crowell
Title: Attorney at Law
Commission Expires On: Attorney at Law

EXHIBIT A
DEED
COASTAL TO CSC

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Certain lots or parcels of land, with the buildings thereon, situated in Waterville. County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL ONE: Beginning in the westerly line of College Avenue in the northerly line of land formerly of the Elmwood Hotel; thence northerly in said westerly line of College Avenue thirty-five (35) feet; thence westerly at right angles with the westerly line of College Avenue ninety-seven and four-tenths (97.4) feet to an iron pin set in the ground in the easterly line of land formerly of the Elmwood Hotel property; thence southerly in said easterly line of land formerly of the said Elmwood Hotel about forty-eight and three-tenths (48.3) feet, to an iron pin in the northerly line of land formerly of said Elmwood Hotel property; thence easterly in the northerly line of land formerly of said Elmwood Hotel property eighty-two and sixty hundredths (82.60) feet to an iron pin in the westerly line of said College Avenue and the point of beginning.

Also a right of way in common with others over a strip of land four (4) feet wide lying next northerly of the premises above described and extending from the westerly line of College Avenue to the westerly line of land now or formerly of Delphia Gray; together with any and all rights appurtenant to the within described property which the within described property as a dominant estate has acquired by grant or otherwise in adjacent properties.

PARCEL TWO: Another certain lot or parcel of land, with the buildings thereon, situated on the west side of College Avenue, in said Waterville, bounded and described as follows, to wit:

Beginning on the westerly line of College Avenue at the southeast corner of land now or formerly owned by Frank Philbrick and running southerly forty-three and four-tenths (43.4) feet; thence running in a westerly direction ninety (90) feet in a line parallel with said Philbrick's south line; thence southerly at right angles eight and seven tenths (8.7) feet; thence westerly at right angles in a line parallel with said Philbrick's south line about twenty-nine (29) feet to land of the Elmwood Hotel Company, formerly owned by George B. White of Boston; thence northerly about fifty-four (54) feet to the southwest corner of said Philbrick's land, said corner being also the corner of land of H.T. Winters, Elmwood Hotel Company, and the land hereby conveyed; thence easterly one hundred thirty-four and nine-tenths (134.9) feet along the southerly line of said Philbrick's land to the point of beginning.

PARCEL THREE: Also another certain lot or parcel of land with the buildings thereon situated on the westerly side of College Avenue in said Waterville, commonly known as number 14, and bounded and described as follows, to wit:

southerly in the easterly line of said land which the Lewiston Buick Company purchased from the Elmwood Hotel Company to the point of beginning.

Said excepted parcel is triangular in shape.

PARCEL FOUR: Also another certain lot or parcel of land with the buildings thereon situated in said Waterville, and bounded and described as follows, to wit:

Beginning at a point in the westerly line of College Avenue at the southeasterly corner of land formerly of The President and Trustees of Colby College, now of one Robert Drapeau, said point being marked by a stone monument set in the ground at a point six tenths (.6) of a foot easterly of said westerly line of College Avenue; thence southerly in said westerly line of College Avenue about ninety-five and five-tenths (95.5) feet to the northeasterly corner of land formerly occupied by B.O. Goodrich; thence westerly in said Goodrich's northerly line one hundred thirty-four and one-tenth (134.1) feet to a stone monument and iron pipe set in the ground at a point supposed to be at the southeasterly corner of land now or formerly of H. T. Winters; thence northerly in the easterly line of land of said Winters seventy-eight and six tenths (78.6) feet to a stone monument set in the ground at his northeasterly corner and in the southerly line of land formerly of Warren C. Philbrook; thence easterly in the southerly line of land of said Philbrook thirty-six and fifty-five (36.55) feet to a stone monument set in the ground at said Philbrook's southeasterly corner; thence northerly in the easterly line of land of said Philbrook eleven and ninety-five-hundredths (11.95) feet to an iron pin driven in the ground at the southwesterly corner of said land formerly of The President and Trustees of Colby College; thence easterly in the southerly line of land formerly of The President and Trustees of Colby College one hundred fourteen (114) feet to said westerly line of College Avenue and the point of beginning.

Title reference is made to Deed dated August 26, 1994 from Coastal Savings Bank to CSC recorded with the Kennebec County Registry of Deeds. Further reference is made to Deed from CSC to Northern Inland Commercial Enterprises, Inc. dated August 26, 1994, both to be recorded prior hereto.

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Beginning on the westerly line of College Avenue at a point forty-three and four tenths (43.4) feet from the southeasterly corner of land formerly of Frank Philbrick; thence running westerly in a line parallel with said Philbrick's south line ninety (90) feet; thence running southerly at right angles with said last mentioned line eight and seven tenths (8.7) feet; thence running westerly in a line at right angles with said last mentioned line about twenty-nine (29) feet to land now or formerly of the Elmwood Hotel property; thence running southerly along the easterly line of said Elmwood Hotel property to the northerly line of land formerly of Stanley A. Cobb; thence running easterly along the northerly line of said Cobb land to the westerly line of College Avenue; thence along the westerly line of College Avenue to the point begun at.

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Subject to rights of way as described in deed to B. L. Batchelor and Elizabeth E. Batchelor from Delphia Gray, dated April 14, 1920, to which reference may be made for a more particular description.

Also a certain lot or parcel of land with the buildings thereon situated in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground at the northwesterly corner of the above described lot; the same being thirteen and fifty-five (13.55) feet southerly of an iron pin driven in the ground at an angle point in the easterly line of land which the Lewiston Buick Company purchased from the Elmwood Hotel Company prior to May 21, 1921; thence northwesterly in a line coincident with the northerly line of the parcel first above described extended four and twenty-five hundredths (4.25) feet to an iron pin driven into the ground; thence southerly in a line parallel with the easterly line of Main Street to an iron pin driven into the ground at a point where this line intersects the easterly line of said land which the Lewiston Buick Company acquired from the Elmwood Hotel Company; this last described point being at the apex of the triangular shaped parcel of land described below; thence northerly in said easterly line of land which the Lewiston Buick Company acquired from the Elmwood Hotel Company to the point of beginning.

This second piece or parcel of land described above is triangular in shape.

Excepting and reserving, however, from the conveyance of the parcel of land first above described a certain lot of land situated in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground at the southeasterly corner of the lot which the Lewiston Buick Company acquired from the Elmwood Hotel Company and which is mentioned above; thence easterly in a line coincident with the southerly line of said land which the Lewiston Buick Company acquired from the Elmwood Hotel Company and the same extended easterly four and thirty-two hundredths (4.32) feet to an iron pin driven into the ground; thence northerly in a line parallel with the easterly line of Main Street to a point where the same intersects the easterly line of said land which the Lewiston Buick Company purchased from the Elmwood Hotel Company, to an iron pin driven in the ground; thence

southerly in the easterly line of said land which the Lewiston Buick Company purchased from the Elmwood Hotel Company to the point of beginning.

Said excepted parcel is triangular in shape.

PARCEL FOUR: Also another certain lot or parcel of land with the buildings thereon situated in said Waterville, and bounded and described as follows, to wit:

Beginning at a point in the westerly line of College Avenue at the southeasterly corner of land formerly of The President and Trustees of Colby College, now of one Robert Drapeau, said point being marked by a stone monument set in the ground at a point six tenths (.6) of a foot easterly of said westerly line of College Avenue; thence southerly in said westerly line of College Avenue about ninety-five and five-tenths (95.5) feet to the northeasterly corner of land formerly occupied by B.O. Goodrich; thence westerly in said Goodrich's northerly line one hundred thirty-four and one-tenth (134.1) feet to a stone monument and iron pipe set in the ground at a point supposed to be at the southeasterly corner of land now or formerly of H. T. Winters; thence northerly in the easterly line of land of said Winters seventy-eight and six tenths (78.6) feet to a stone monument set in the ground at his northeasterly corner and in the southerly line of land formerly of Warren C. Philbrook; thence easterly in the southerly line of land of said Philbrook thirty-six and fifty-five (36.55) feet to a stone monument set in the ground at said Philbrook's southeasterly corner; thence northerly in the easterly line of land of said Philbrook eleven and ninety-five-hundredths (11.95) feet to an iron pin driven in the ground at the southwesterly corner of said land formerly of The President and Trustees of Colby College; thence easterly in the southerly line of land formerly of The President and Trustees of Colby College one hundred fourteen (114) feet to said westerly line of College Avenue and the point of beginning.

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RECEIVED KENNEBEC SS.

24 SEP 21 AM 9:00

ATTEST: *Theresa Ruth Brown*
REGISTER OF DEEDS